

MARKET SALES ADJUSTMENT CHART - PER ACRE

FLORENCE BURRIER - SUBJECT 200 ACRES

	<u>SALE #1</u>	<u>SALE #2</u>	<u>SALE #3</u>	<u>SALE #4</u>	<u>SALE #5</u>	<u>SALE #6</u>	<u>SALE #7</u>	<u>SALE #8</u>
YEAR SOLD	11/82	3/82	12/80	12/80	2/80	8/81	5/79	3/79
TIME	0	0	+ 200.	+ 200.	+204.	+ 151.	+ 428.	+ 514.
SIZE OF SALE	150.69	37.368	63.94	172.69	179	216	112.84	133.81
ADJ. FOR SIZE	- 50.	- 163.	- 136.	- 27.	- 21.	+ 16.	- 88.	- 66.
LOCATION	0	- 250.	- 250.	-250.	+ 100.	+ 50.	- 100.	0
BUILDINGS	+ 465.	+ 465.	+ 465.	+ 225.	+ 225.	+225.	+ 225.	- 160.
SOILS	0	+ 100.	0	0	+ 250.	+ 100.	0	- 150.
MOTIVATION	0	- 100.	- 200.	- 200.	- 200.	0	- 100.	- 100.
TOTAL ADJ. PER ACRE	+ 415.	+ 52.	+ 79.	+ 22.	+ 588.	+ 572.	+ 395.	+ 38.
SALES PRICE PER ACRE	1,499.	2,000.	2,000.	2,000.	1,360.	1,490.	1,715.	2,055.
INDICATED VALUE PER ACRE	1,915.	2,052.	2,079.	2,022.	1,948.	2,062.	2,110.	2,093.

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TIME: Time was adjusted at 10% per year until 1/1/81 after which no appreciation has been applied due to economic conditions.

SIZE: Adjustment of \$100.00 per acre for each 100 acres above or below the subject was given.

SOIL: Factors considered were productivity and topography.

LOCATION: Factors considered were frontage, nearness to metropolitan areas at \$100.00 per acre.

BUILDINGS: Factors considered was the amount of improvements and conditions.

MOTIVATION: Because of other consideration such as placing in Agricultural Reserve Program or special financing.